

Manufactured Homes Commission

January 21, 2014

- Meeting was called to order at 10:30 AM by Chairperson Sandy Overlook.
- Commissioners in attendance were: Sandra Overlock Chairperson, Nancy Fallon, Sherri Sore and Carl Zack. Ex-Officio Members in attendance: David Monahan, Attorney General's Office (AGO), Deputy Undersecretary Arthur Jemison, from Department of Housing and Community Development (DHCD). A full list of attendees is attached to the minutes.
- The minutes of the previous meeting were voted, approved with no changes and accepted.
- Correspondence received by the Commission.
The correspondence from Mr. Dominic Vinci from Town Line Park Association, Malden, pertained to noise barriers not in place for road work being done along Route 1. Commissioner Sore will seek another person to contact from Dept. of Transportation to answer the complaint.
- Old Business:
 1. By law change still to discuss. A previous motion was made to investigate the ability of the Commission to change the quarterly meeting dates. Still be looked at by counsel.
 2. Conference call(s) may not be flexible – counsel will report back
 3. Announcements of meetings to be more coordinated between Commissioner Sore and Karl McLaurin
- New Business
 1. Benjamin Meshoulam, from AGO, provided an update on pending legislation which will affect MH parks which will affect MH parks
- Public Forum
 1. Fran Bergeron from Clarks Manufactured Home Association, Pepperell. Her concern(s) centered on nature gas, conversion to gas furnaces, inspections and the costs involved to the home owners and/or the park owners, especially if this is capital improvement. David Monahan (AGO) will look into the matter and someone at the AGO will get back to the Clarks Manufactured Home Association. Fran Bergeron from Clarks Manufactured Home Association, Pepperell. Her concern(s) centered on nature gas, conversion to gas furnaces, inspections and the costs involved to the home owners and/or the park owners, especially if this is capital improvement.
 2. John King from Edgeway Middleborough Park expressed a desire to know why reversed mortgages were not part available to residents. Jesse Martinez, President of

- the Manufactured Home Federation, provided the answer – because there is no land ownership, manufactured home owners cannot get a reverse mortgage. The same principal is applied if there is a co-op situation also. Discussion on titled states and the cost of mortgages. Harvey Smith from Leisure-wood, in Rockland, has follow-up question as it is pertains to title and local taxes and financing. Jim Buratti, park owner from Heritage Homes in Westford and RI explained titled/taxes in RI.
3. Nancy Fitzgerald (president of HOA) and Frank Fitzgerald from Colonial Estates Association in Taunton. The home owners are concerned because they were offered the right of first refusal to purchase the park and instead TWS from Florida, wants to purchase the park and has sued the HOA. The AG's office has spoken to the counselor for the Office of Housing and Community Development about this situation. Mr. Martinez will also speak to the HOA
 4. Jim King has asked the MH Commission and the Attorney General's Office their position(s) on propane conversion from oil tanks and if this is considered capital improvements. Pam Witter from Eastern Home Association commented that propane fuel is not regulated and the park owners cannot restrict where the home owners can purchase their fuel from.

It was suggested by Nancy Fallon, Vice-Chair of the Commission, to invite area propane dealers to each of the quarterly meetings (for the next year) to discuss the process and expense of converting an oil furnace to gas and the cost of propane versus oil for fuel. Also pointed out was that not every park has access to natural gas which may be cheaper to purchase. There is a Senate bill #610/House bill #2116 to address these issues

5. There are concerns about water meters on individual homes verses meters for the park and which is legal or not. There is a bill in the House concerning this issue but is not getting through the chamber. It is House #2967

Meeting was adjourned at 12:30.

The next meeting is in Chicopee on April 15, 2014.

Respectfully submitted,

Sherri Sore, Secretary